

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
June 11, 2013**

1. Present

Commissioners:

Bill Taylor, Chair
Curtis Seebeck
Corey Carothers
Kenneth Ehlers
Angie Ramirez

City Staff:

Matthew Lewis, Development Services Director
Roxanne Nemcik, Assistant City Attorney
John Foreman, Planning Manager
Jesse Shroyer, Streets and Drainage Manager
Emily Koller, Planner
Kenny Skrobaneck, GIS Analyst
Tory Carpenter, Planning Tech
Will Parrish, Planning Tech

Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday June 11, 2013, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience and viewers.

NOTE: *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.*

4. 30 Minute Citizen Comment Period.

Thom Prentice, 213 Trestle Tree, explained that he had trouble hearing at the meeting on May 14th because several people were speaking in the lobby. He told the Commission that the police officer at the meeting told two young ladies to be quiet after they applauded but did not confront other disruptive people. Mr. Prentice said that he feels that this is an issue that needs to be addressed with the Planning and Zoning Commission and City Council.

Consent Agenda:

5. Consider the approval of the minutes of the Regular Meeting on May 14, 2013 and May 28, 2013.

6. PC-12-26_03 (Final Plat, McCarty Commons Subdivision) Consider a request by LJA Engineering, on behalf of SLF II - McCarty, LP, for approval of a Final Plat and associated subdivision improvement agreement for approximately 17.669 acres more or less out of the Nathaniel Hubbard Survey, Abstract 230,

establishing the McCarty Commons Subdivision, Phase 1, located at the intersection of the I35 Frontage Road and McCarty Lane.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Carothers, the Commission voted all in favor to approve the consent agenda.

Public Hearings:

7. ZC-13-06 (9.31 acres, 300 Block of Wonder World Dr) Hold a public hearing and consider a request by Andrew Gary, on behalf of South Stagecoach Business Park Ltd., for a Zoning Change from General Commercial (GC) to Heavy Commercial (HC) for approximately 9.31 acres out of the J.M. Veramendi Survey No. 1, Abstract 17, located near the intersection of Stagecoach Trail and Wonder World Drive.

8. ZC-13-07 (8.11 acres, 300 Block of Wonder World Dr) Hold a public hearing and consider a request by Andrew Gary, on behalf of South Stagecoach Business Park Ltd., for a Zoning Change from Heavy Industrial (HI) to Heavy Commercial (HC) for approximately 8.11 acres out of the J.M. Veramendi Survey No. 1, Abstract 17, located near the intersection of Stagecoach Trail and Wonder World Drive.

Chair Taylor opened the public hearing for ZC-13-06 and ZC-13-07. No one spoke and Chair Taylor closed the public hearing.

MOTION: Upon a motion made by Commissioner Ehlers and a second by Commissioner Ramirez, the Commission voted all in favor to approve ZC-13-06 and ZC-13-07.

Non-Consent

9. Development Services Report

- a) Update from Staff on implementation of the *San Marcos* Comprehensive Plan.

Matthew Lewis explained that the Commission will vote on LDC amendments that will help implement the Comprehensive Plan.

- b) Presentation and Discussion regarding the 5 year Sidewalk Plan.

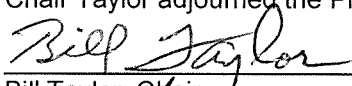
John Foreman gave a presentation outlining the 5 year Sidewalk Plan.

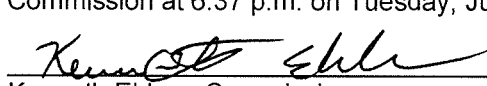
10. Question and Answer Session with Press and Public. *This is an opportunity for the press and public to ask questions related to items on this agenda.*

There were no questions from the press and public.

11. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission at 6:37 p.m. on Tuesday, June 11, 2013.


Bill Taylor, Chair



Kenneth Ehlers, Commissioner


Angie Ramirez, Commissioner


Curtis Seebeck, Commissioner


Corey Carothers, Commissioner

ATTEST:


Francis Serna, Recording Secretary